

149.0

0006

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card /

Total Parcel

753,000 /

753,000

USE VALUE:

753,000 /

753,000

ASSESSED:

753,000 /

753,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
325		GRAY ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: NEENAN BARBARA A/TRUSTEE	
Owner 2: BARBARA A NEENAN TRUST	
Owner 3:	

Street 1: 325 GRAY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: NEENAN BARBARA A -

Owner 2: -

Street 1: 325 GRAY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1459 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4216		Sq. Ft.	Site		0	80.	1.30	9									437,186						437,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4216.000	315,800		437,200	753,000			98405
									GIS Ref
									GIS Ref
									Insp Date
									01/14/09
									01/14/09

PREVIOUS ASSESSMENT									Parcel ID	149.0-0006-0010.0	
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	101	FV		315,900	0	4,216.	437,200	753,100	753,100	Year End Roll	
2019	101	FV		246,300	0	4,216.	409,900	656,200	656,200	Year End Roll	
2018	101	FV		246,300	0	4,216.	338,800	585,100	585,100	Year End Roll	
2017	101	FV		246,300	0	4,216.	311,500	557,800	557,800	Year End Roll	
2016	101	FV		246,300	0	4,216.	284,200	530,500	530,500	Year End	
2015	101	FV		232,900	0	4,216.	278,700	511,600	511,600	Year End Roll	
2014	101	FV		232,900	0	4,216.	259,000	491,900	491,900	Year End Roll	
2013	101	FV		232,900	0	4,216.	246,500	479,400	479,400		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEENAN BARBARA	64357-240		10/14/2014	Convenience		1	No	No	
	11702-551		6/21/1969		25,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION														
Date		Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
2/1/2011	63	Redo Kit	7,500					&HBTH		1/14/2009	Measured	372	PATRIOT													
										1/29/2000	Inspected	263	PATRIOT													
										11/24/1999	Measured	263	PATRIOT													
										1/1/1982		MS														

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/



<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>						
Type:	15 - Old Style		Full Bath:	1	Rating: Average	A Bath:		Rating:										
Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:		Rating:	A 3QBth:		Rating:										
(Liv) Units:	1	Total: 1	1/2 Bath:	1	Rating: Very Good	A HBth:		Rating:										
Foundation:	2 - Conc. Block		OthrFix:		Rating:													
Frame:	1 - Wood																	
Prime Wall:	4 - Vinyl																	
Sec Wall:		%																
Roof Struct:	1 - Gable																	
Roof Cover:	1 - Asphalt Shgl																	
Color:	WHITE																	
View / Desir:																		
<b>GENERAL INFORMATION</b>						<b>OTHER FEATURES</b>												
Grade:	C - Average		Kits:	1	Rating: Very Good	A Kits:		Rating:										
Year Blt:	1928	Eff Yr Blt:	Fpl:	1	Rating: Average	Upper:												
Alt LUC:		Alt %:	WSFlue:		Rating:	Lvl 2:												
Jurisdct:	G12	Fact:				Lvl 1:												
Const Mod:						Lower:												
Lump Sum Adj:						Totals:	RMs:	6	BRs:	3	Baths:	1	HB:	1				
<b>INTERIOR INFORMATION</b>						<b>CONDOS INFORMATION</b>												
Avg Ht/FL:	STD		Location:															
Prim Int Wall:	2 - Plaster		Total Units:															
Sec Int Wall:		%	Floor:															
Partition:	T - Typical		% Own:															
Prim Floors:	4 - Carpet		Name:															
Sec Floors:	3 - Hardwood	20%	Total:	18.6	%													
Bsmnt Flr:	12 - Concrete		<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>									
Subfloor:			Phys Cond:	GD - Good	18.	Exterior:	No Unit	RMS	BRS	FL								
Bsmnt Gar:			Functional:		%	Interior:	1	6	3									
Electric:	3 - Typical		Economic:		%	Additions:												
Insulation:	2 - Typical		Special:		%	Kitchen:												
Int vs Ext:	S		Override:		%	Baths:												
Heat Fuel:	2 - Gas					Plumbing:												
Heat Type:	5 - Steam					Electric:												
# Heat Sys:	1					Heating:												
% Heated:	100		% AC:			General:												
Solar HW:	NO		Central Vac:	NO														
% Com Wall:			% Sprinkled:															
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:				
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 149.0-0006-0010.0							<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: Total Special Features: Total:																		